

Water & Sewer Availability Fees

Water and sewer availability fees purchase capacity with the town's water and sewer system. They are one-time fees by which the town recovers the cost of the infrastructure needed to provide water and sewer service. These fees are paid when a building first receives water & sewer service, so if you are going into an existing or previously occupied space, the only time you will have to pay availability fees is if your business has a higher water use than the previous occupant. In those cases, you will pay only the difference between the availability fees for the previous and new uses. The exception to this requirement is if you are locating your business in the Historic District, in which case you will pay additional availability fees only if your business requires larger water and/or sewer connections than the existing ones.

Availability fees are calculated using average daily usages based on historical usages by various types of businesses. Current commercial categories and estimated daily usages are:

| | |
|-----------------------------|--|
| Office | 33 gallons per day per 1,000 square feet* |
| Retail | 36 gallons per day per 1,000 square feet* |
| Industrial/Warehouse | 10 gallons per day per 1,000 square feet* |
| Hotels | 90 gallons per day per room* |
| Hair Salons | 80 gallons per day per styling chair* |
| Restaurants: | |
| • Full service | 10 gallons per seat per meal per day* |
| • Limited service/fast food | 8 gallons per seat per meal per day* |
| • Deli/Carry-out | 36 gallons per day per 1,000 square feet* |
| • Coffee shops | 890 gallons per day per 1,000 square feet* |

*The minimum availability fee is \$11,975.

FY 2016 water & sewer availability fees are:

\$13.33 per gallon per day for water service
\$20.20 per gallon per day for sewer service
\$33.53 total per gallon per day

For more information, contact the Town of Leesburg Department of Utilities at (703) 771-2762.

Updated: July, 2015